

**BOROUGH OF BEACH HAVEN**  
**LAND USE BOARD MEETING**  
**300 Engleside Avenue**  
**Beach Haven NJ 08008**

Monday, November 1st, 2021 6:00 PM

**Zoom Meeting ID: 872 7749 2681**

(THE CHAIRWOMAN HAS THE RIGHT TO CHANGE THE ORDER OF THE MEETING)

**FLAG SALUTE**

**SUNSHINE LAW** Pursuant to the New Jersey Open Public Meetings Act adequate notice of this meeting has been provided by posting on the bulletin board in the entrance hall of the Beach Haven Municipal Building and mailing the same to the Beach Haven Times and the Asbury Park Press.

*This meeting is a judicial proceeding. Any questions or comments must be limited to issues that are relevant to what the board may legally consider in reaching a decision for each individual application. Decorum appropriate to a judicial hearing must be maintained at all times*

**ROLL CALL**

Mrs. Edels, Class IV \_\_\_\_\_

Mr. Horensky, Class IV \_\_\_\_\_

Mrs. Lenhard, Class IV \_\_\_\_\_

Mr. Muha, Class IV \_\_\_\_\_

Mr. Pisano, Class IV \_\_\_\_\_

Mr. Stevens, Class IV \_\_\_\_\_

Mrs. Baxter, Class I \_\_\_\_\_

Mr. Medel, Class II \_\_\_\_\_

Mrs. Baumiller, Class III \_\_\_\_\_

Mr. Genna, Alt. 1 \_\_\_\_\_

Mr. Tinquist, Alt. 2 \_\_\_\_\_

Mr. Balbo, Alt. 3 \_\_\_\_\_

Mr. Loffredo, Alt. 4 \_\_\_\_\_

**NEW BUSINESS:**

**APPROVAL OF MINUTES:** October 4th, 2021 Minutes

**APPROVAL OF BILLS:**

**OLD BUSINESS**

- **RESOLUTION #2021:15 Sharp- 13 Ninth St. Block: 214 Lot: 12**

**PUBLIC HEARING**

**APPLICATION #2021:16 106 N. Bay Ave.– 106 N. Bay Ave. Block: 150 Lot: 2** – Applicant is seeking to add a rooftop seating area above the existing commercial space. Currently, the existing one-story commercial building contains a coffee shop. The applicant proposes to convert the existing into a tiered rooftop seating area to be utilized by customers of the coffee shop. A proposed interior stair tower would be used to access the rooftop seating area.

**Application #2021:17 125 5<sup>th</sup> St. - Daly-McHale Holdings, LLC Block:175 Lot:18** – The property is currently developed with a single-family dwelling in the front of the property and a garage apartment in the rear of the property. Applicant is proposing to add a dormer to the second story of the front principal structure. While the overall floor area ratio is decreasing based upon the renovation to the front porch area, the addition of the dormer on the second floor constitutes an expansion of a non-conforming use. The existing two-family use on the property is not permitted in the RNA North Single-Family Residential District. A special reasons variance is required.

**Application #2021:18 314 Cove Lane – Rodio Block: 162 Lot: 11-** The property is currently developed with a single-family dwelling. Applicant is seeking to elevate the entire home to get the first floor above flood elevation. The existing garage is at ground level and is therefore not included in the floor area ratio. Once elevated, the garage counts towards habitable living space, even if it is used for storage only. As a result, the applicant is requesting a variance for the proposed floor area ratio. Variances are also requested relative to the distance from the northerly deck to the bulkhead and for the side yard setback, both of which are improving.

## **ADJOURNMENT**